

## **APPENDIX A-24**

### **Interpretation of Minimum Parcel Size Requirements for On-Site Sewage Systems**

**REGIONAL WATER QUALITY CONTROL BOARD  
CENTRAL COAST REGION**

1102-A Laurel Lane  
San Luis Obispo, CA 93401

**RESOLUTION NO. 91-04**

**INTERPRETATION OF BASIN PLAN'S MINIMUM PARCEL SIZE  
FOR ON-SITE SEWAGE SYSTEMS**

The California Regional Water Quality Control Board, Central Coast Region (hereafter Regional Board), finds that:

**WHEREAS:**

1. The Water Quality Control Plan for the Central Coastal Region (Basin Plan) contains the following language: "For new land divisions, lot sizes less than one acre should not be permitted." The Basin Plan allows on-site sewage disposal systems for parcel sizes not less than one-half acre when conditions are particularly favorable.
2. The Basin Plan is not specific as to gross or net area when referring to parcel size.
3. When this Basin Plan criterion was adopted by the Board, lot sizes required for on-site disposal systems were calculated by including building area, landscape area, driveway area, pool area, disposal area (including expansion area), and drainage area. Lot size calculations did not include streets, curbs, sidewalks, commons, or green belts.
4. There are environmental benefits to cluster subdivisions where dwellings are clustered and open space areas dedicated so long as densities do not exceed safe soil loading rates.

5. Lot sizes may be safely reduced in very favorable soil areas with fast percolation rates and minimal slopes. Staff calculations show percolation rates less than five minutes per inch and slopes less than five degrees can be suitable for on-site sewage disposal systems under very favorable conditions.

**NOW, THEREFORE BE IT RESOLVED:**

1. For new land divisions, the Regional Water Quality Control Board considers all one acre and one-half acre parcels to be gross area (i.e., including streets, curbs, sidewalks, commons, or green belts.)
2. For new land divisions, the one-half acre area requirement may be reduced to 20,000 square feet net area under very favorable site conditions as certified by the County Environmental Health Officer. Such conditions include, but are not limited to, slope less than five percent and percolation rates faster than five minutes per inch. Approval of the 20,000 square feet net lot size must be obtained in writing from the Regional Board's Executive Officer after certification by the County's Environmental Health Officer.

I, WILLIAM R. LEONARD, Executive Officer, do hereby certify the foregoing is a full, true, and correct copy of a Resolution adopted by the California Regional Water Quality Control Board, Central Coast Region, on May 10, 1991.

  
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Executive Officer

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